

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
S/S Padonia Road, 1200' E of
the c/l York Road * DEPUTY ZONING COMMISSIONER
(61 East Padonia Road)
8th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
* Case No. 97-422-X
Padonia Village, Inc., Owners, and
DMC Enterprise, Inc., T/A Padonia Station, Contract Lessees

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Exception for that property known as 61 East Padonia Road, located in the vicinity of York Road in the Padonia Village Shopping Center. The Petition was filed by the owner of the property, Padonia Village, Inc., by James Keelty, President, and the Contract Purchaser/Lessee, DMC Enterprise, Inc., T/A Padonia Station, by Marc Loundas, through their attorney, Newton A. Williams, Esquire. The Petitioners seek a special exception for an amusement arcade on the subject property, in accordance with the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael Keelty, Marc Loundas, Wayne R. Tanner, Joseph J. Stonik, and Newton A. Williams, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 11.8 acres, more or less, zoned B.L., and is the site of the Padonia Village Shopping Center, which contains a variety of commercial and retail uses. The Petitioners are desirous of converting 12,075 sq.ft. of space which was previously occupied by a restaurant/night club to a combination restaurant/amusement arcade. No one appeared in

ORDER RECEIVED FOR FILING

Date

By

opposition to the request and there were no adverse comments from any Baltimore County reviewing agency. In fact, the Petitioners have already obtained conditional permits and installed some of the video games for the arcade portion of the proposed use. Testimony indicated that the arcade use has been more beneficial to the surrounding community than the previous use as a night club, and therefore, should not result in any detriment to the public health, safety and general welfare.

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.


ORDER RECORDED FOR FILING
DATE 5/13/97
BY [Signature]

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of May, 1997 that the Petition for Special Exception for an amusement arcade on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building/use permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 13, 1997

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
502 Washington Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
S/S Padonia Road, 1200' E of the c/l York Road
(61 East Padonia Road)
8th Election District - 4th Councilmanic District
Padonia Village, Inc., Owners, and DMC Enterprise, Inc.,
T/A Padonia Station, Contract Lessee - Petitioners
Case No. 97-422-X

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. James Keelty, President, Padonia Village, Inc.
P.O. Box 258, Timonium, Md. 21093

Mr. Marc Loundas, Vice President, Padonia Station
61 E. Padonia Road, Timonium, Md. 21093

People's Counsel

Case File



RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
61 E. Padonia Road, S/S Padonia Road,		
1200'+/- E of c/l York Road, 8th Election	*	ZONING COMMISSIONER
District, 4th Councilmanic		
	*	OF BALTIMORE COUNTY
Legal Owner: Padonia Village, Inc.		
Contract Purchaser: DMC Enterprise, Inc.,	*	CASE NO. 97-422-X
t/a Padonia Station		
Petitioners	*	

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esq., Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite ⁷⁰⁰~~502~~, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

61 East Padonia Road

which is presently zoned

BM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for an amusement arcade

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: DMC Enterprise, Inc. T/A
Padonia Station

(Type or Print Name)

Signature

61 E. Padonia Road

Address

Timonium, MD 21093
City State Zipcode

Attorney for Petitioner: Newton A. Williams
Nolan, Plumhoff & Williams

(Type or Print Name)

Signature

700 Nottingham Center
502 Washington Avenue 823-7800

Address

Towson MD 21204
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Padonia Village, Inc.

(Type or Print Name)

Signature

(Type or Print Name)

Signature

P.O. Box 258 252-8600
Address Phone No

Timonium, MD 21093
City State Zipcode

Name, Address and phone number of representative to be contacted

Newton A. Williams
Nolan, Plumhoff & Williams

Name 700 Nottingham Centre
502 Washington Ave. 823-7800
Address Towson, MD 21204 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

3-28-97

ITEM # 422

ORDER RECEIVED FOR FILING

Date

By

Norman G. Sacks
9005 Briar Road
Parkville, MD 21234

97-422-X

DESCRIPTION FOR
ARCADE - PADONIA STATION

Beginning at a point on the Northeast corner of the building and running in a counter clockwise direction the four following courses and distances: (1) S $89^{\circ} 46'03''$ W 115' \pm ; (2) S $00^{\circ} 13'57''$ E 105' \pm ; (3) N $89^{\circ} 46'03''$ E 102' \pm ; (4) N $00^{\circ} 13'57''$ W 105' \pm to the point of beginning containing 12,075 square feet more or less.

DESCRIPTION OF PARKING AREA
FOR ARCADE - PADONIA STATION

Beginning at a point on the Northeast corner of the building and running in a counter clockwise direction the seven following courses and distances: (1) S $00^{\circ} 13'57''$ E 105' \pm ; (2) S $89^{\circ} 46'03''$ W 13' \pm ; (3) S $00^{\circ} 13'57''$ E 69' \pm ; (4) N $71^{\circ} 55'05''$ E 106' \pm ; (5) N $31^{\circ} 18'31''$ E 183' \pm ; (6) N $58^{\circ} 34'11''$ W 135' \pm ; (7) S $39^{\circ} 05'26''$ W 90' \pm to the point of beginning containing 29,357 \pm square feet more or less.



Norman G. Sacks 3/27/97

ITEM # 422

ALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

021625

DATE

3/28/97

ACCOUNT

16-001-6150

AMOUNT \$

300.00

RECEIVED
FROM:

T.M.C. ENTERPRISES, INC.

(Amusement Arcade)

FOR:

SPX # 050 - \$300.00

Case # 422 SPX

03891800001CHRC

\$300.00

MD 001027AND3-28-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1927

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 10, 1927.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance, hereby gives notice of a hearing to be held at the City Hall, Baltimore, Maryland, on the 17th day of April, 1927, at 11:00 o'clock, A.M., for the purpose of considering and acting upon the application of Thos. H. HERNWALD for a change of zoning from R-1 to R-2 for a 2 story brick detached house, 4 bedrooms, 2 1/2 baths, on lot 17, Millstone, Baltimore County, Maryland.

Th
(IN L)

HERNWALD

2 STORY BRICK
DETACHED

4 BEDROOMS; 2 1/2

SALE ON PR
17 MILLSTONE
BALTIMORE COUNTY,
FRIDAY, APRIL
AT 11:00

Pursuant to a Judgment of Baltimore County, passed in the n. l. v. Case No. 95-CV-4200, the undersigned will sell at Public Auction, as directed, the property being improved

CERTIFICATE OF POSTING

RE: Case No.: 97-422-X

Petitioner/Developer: D.M.C. ENTERPRISES, ETAL
C/O MARK LANDIS T/A PADONIA STATION
C/O NEWTON WILLIAMS, ESQ.

Date of Hearing/Closing: 5/6/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 61 E. PADONIA ROAD

KNOCKED OVER AFTER STORM (SIGN REMAINED CONTINUOUSLY ON SITE)
SIGN WAS LATER DAMAGED AND FIXED & RESET BY SIGN POSTER.

The sign(s) were posted on 4/18/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/25/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

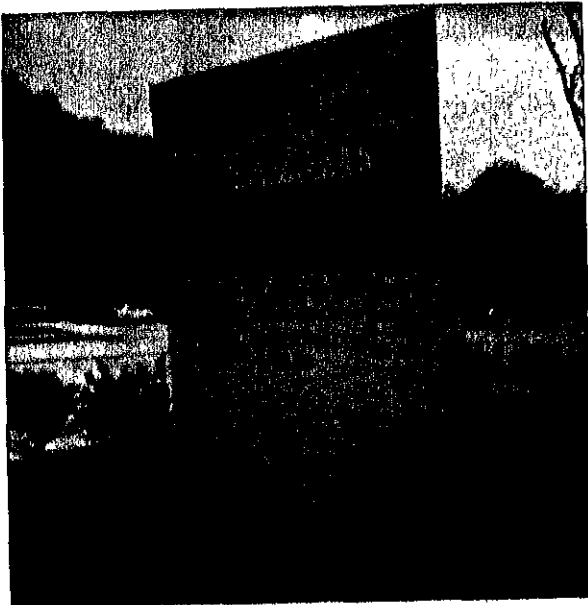
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____ *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-422

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: _____

*Special Exception for an
amusement arcade.*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUMENT PUBLISHING COMPANY
April 10, 1997 Issue - Jeffersonian

Please forward billing to:

Newton A. Williams, Esq.
Nolan, Plunhoff & Williams
700 Nottingham Center
502 Washington Avenue
Towson, MD 21204
823-7800

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-422-X
61 E. Padonia Road
S/S Padonia Road, 1200'+/- E of c/l York Road
8th Election District - 4th Councilmanic
Legal Owner(s): Padonia Village, Inc.
Contract Purchaser(s): DMC Enterprise, Inc., t/a Padonia Station

Special Exception for an amusement arcade.

HEARING: TUESDAY, MAY 6, 1997 at 9:00 a.m., 4th floor hearing room, Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 7, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-422-X
61 E. Padonia Road
S/S Padonia Road, 1200' +/- E of c/l York Road
8th Election District - 4th Councilmanic
Legal Owner(s): Padonia Village, Inc.
Contract Purchaser(s): DMC Enterprise, Inc., t/a Padonia Station

Special Exception for an amusement arcade.

HEARING: TUESDAY, MAY 6, 1997 at 9:00 a.m., 4th floor hearing room, Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Padonia Village, Inc.
DMC Enterprise, Inc.
Newton A. Williams, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 21, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.4.97
Item No. 422 RT

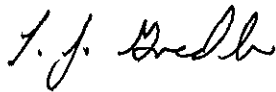
Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: April 9, 97

FROM: R. Bruce Seeley *RS/gp*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: April 7, 97

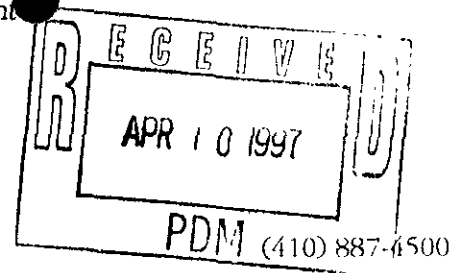
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	410	418
	411	419
		<u>422</u>
	414	421
	417	424

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

April 9, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP -1105

RE: Property Owner: AMOCO OIL COMPANY - 414
LOUIE HAMPTON - 418
FRANK D. MORAN, SR. &
STEPHEN J. MORAN - 419
COLUMBUS CLUB OF OVERLEA, INC. - 421
PADONIA VILLAGE, INC. - 422

Location: DISTRIBUTION MEETING OF APRIL 7, 1997

Item No.: 414, 418, 419, 421 & 422 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plan for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.



INTEROFFICE CORRESPONDENCE

Date: April 14, 1997

SUBJECT: Zoning Advisory Committee Meeting
for April 14, 1997
Item Nos. 410, 411, 413, 416, 417, 422, 423 and 424

cc: File

ZONE414.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: April 16, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

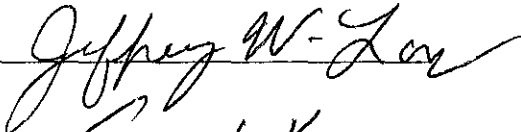
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 422

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at 887-3495

Prepared by:



Division Chief:



AFK/JL

#419 --- MJK

1. Sign form is incorrect/incomplete.

#422 --- RT

1. Need printed or typed name of person signing for legal owner.
2. Need printed or typed title of person signing for legal owner.
3. Need printed or typed name of person signing for contract purchaser.
4. Need printed or typed title of person signing for contract purchaser.
5. Need authorization for person signing for attorney.

#424 --- RT

1. No section number or wording on petition form.
2. Notary section is incomplete.

4/1/97

422

PROVISIONAL APPROVAL
PERMIT NUMBER: _____



Date: 4/16/97

Location: Padonia Village Shopping Center

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:

- ☒ Owner has filed for a public hearing, Item # Zoning Case No 97-422-X
- ☐ Owner must file for a public hearing within _____ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within _____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

[Signature]
ZONING STAFF

[Signature]
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner [Signature]
Printed Name PADONIA VILLAGE, INC.
Address 61 E. PADONIA RD.
TIMONIUM, MD. 21093
Work Phone # 252-8600
Home Phone # _____

Signed - Contract Purchaser [Signature] V.P. MARC LOUNDA
Printed Name DMC ENTERPRISE, INC. T/A PADONIA
Address 61 E. PADONIA RD. STATION
TIMONIUM, MD. 21093
Work Phone # 252-8181
Home Phone # 592-6211

#422

[Signature]

MAR V.P. Marc Loundas

252-8600

592-6211

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Newton A. Williams Esq.

MARC Loundas

Wayne R Tanning

Joseph P. Stojak

Robert J. Kelly

502 Wash. Ave., Towson, Md. 21204

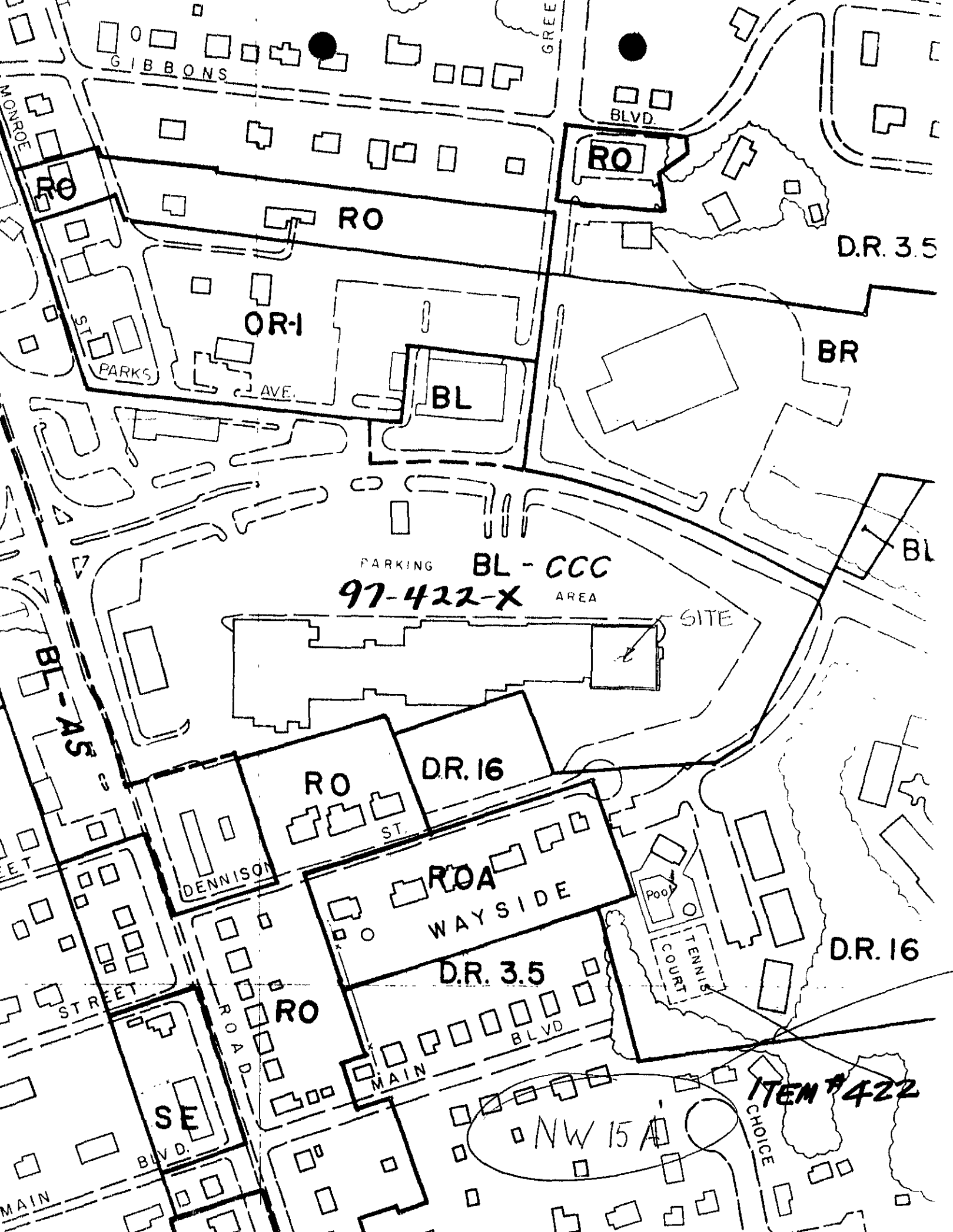
63 E Padonia Rd Timonium 21093

10540 BIRD RIVER RD BALD 21020

2 Hunt Ct BWB. Md 21204

P.O. BOX 528 TIM. 21093





GIBBONS

GREE

BLVD.

MONROE

RO

RO

D.R. 3.5

RO

OR-I

BR

PARKS

AVE.

BL

PARKING

BL - CCC

97-422-X

AREA

SITE

BL - AS

DR. 16

RO

ST.

DENNISON

ROA

WAYSIDE

DR. 3.5

D.R. 16

POOL

TENNIS COURT

RO

STREET

SE

BLVD.

MAIN

BLVD

NW 15 A

ITEM #422

CHOICE

MAIN



A.



B.

Padonia Village Shopping Center

Padonia Station



C,



D,



F.



G.

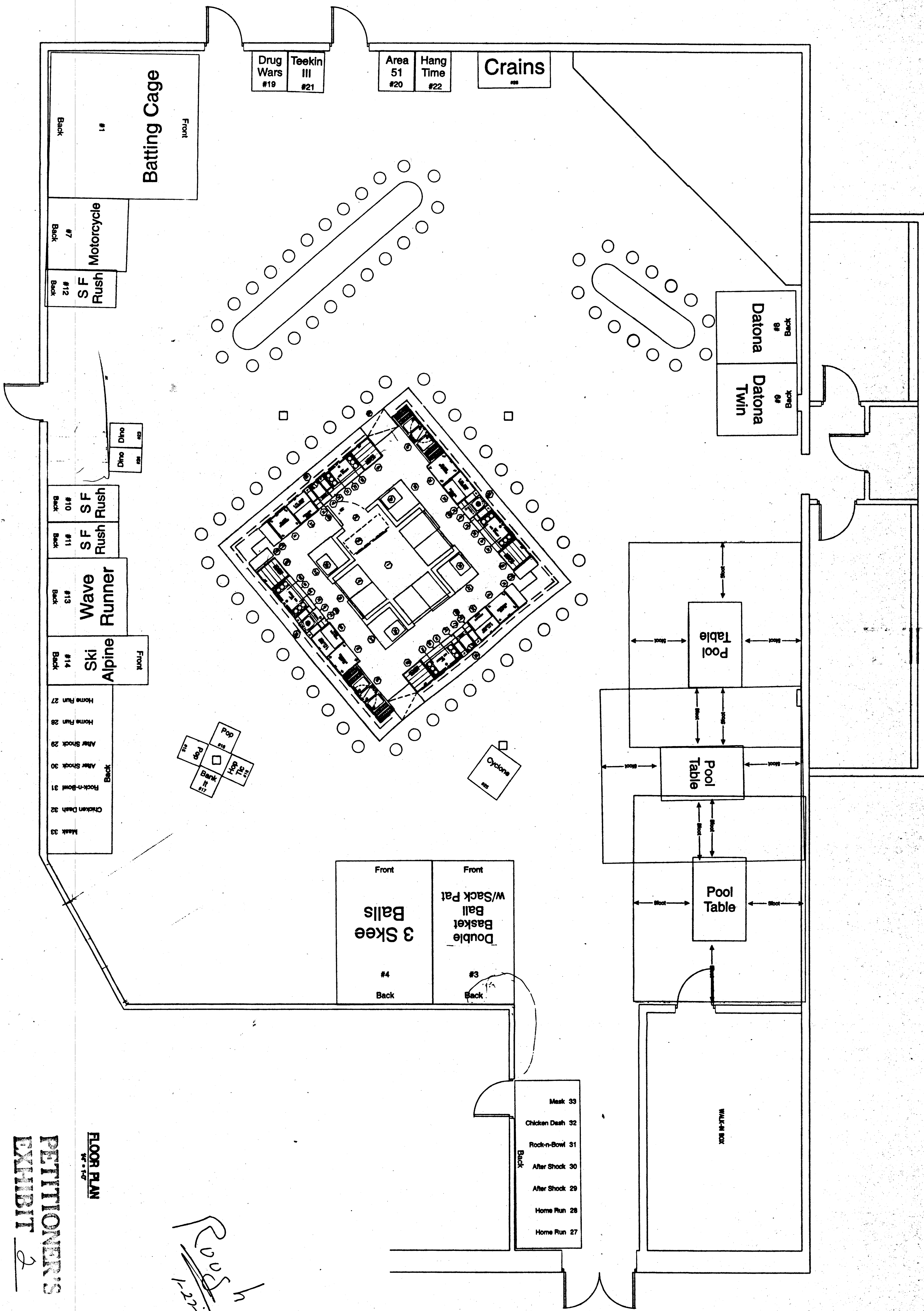


24,

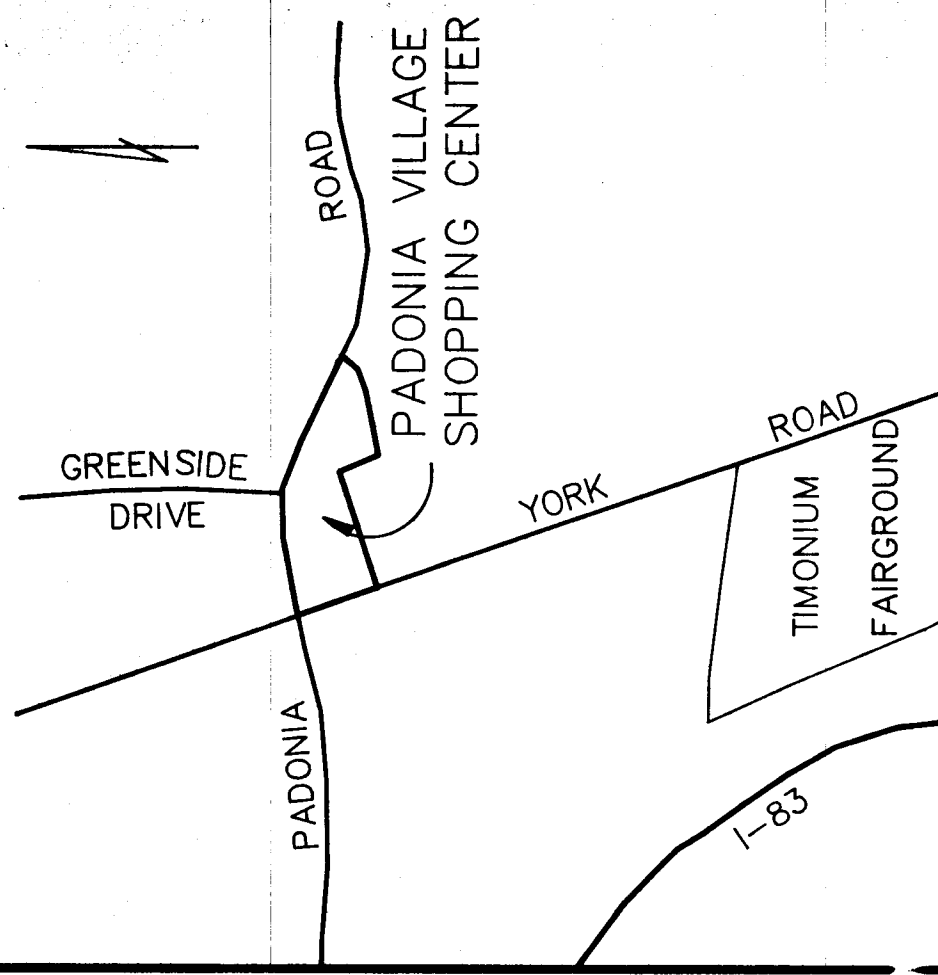


25,

GRAFFITIS / PADONIA STATION



1) EXISTING ZONING	B-1
2) SITE ACREAGE	NET: 10.9 Ac. 474,804 s.f.
3) EXISTING GROSS LEASABLE AREA	GROSS: 11.8 Ac. 525,804 s.f.
4) PROPOSED GROSS LEASABLE AREA	EXISTING 104,454 s.f. EXPANSION 3,248 s.f. TOTAL 107,702 s.f.
5) PARKING	A. TOTAL NUMBER OF PARKING SPACES REQUIRED 107 per 1000 S.F.G.L.A. 107,702 ÷ 1000 x 5 = 539 REQ'D. B. TOTAL PARKING SPACES PROVIDED 552 SPACES PROVIDED INCLUDES 11 HANDICAP C. TYPICAL PARKING SPACE 8.5' x 18' LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL. THE LANDSCAPE PLAN MUST BE APPROVED BY BALTIMORE COUNTY PRIOR TO ISSUANCE OF A BUILDING PERMIT. 7) PREVIOUS COMMERCIAL PERMIT #280636 8) D.R.C. APPROVAL No. 01277B DATED FEB. 3, 1997 FOR LIMITED EXEMPTION UNDER SECTION 26-171 (A) (7) 9) THE LANDSCAPE PLAN WAS APPROVED ON 2/12/07 BY BALTIMORE COUNTY DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT 10) FLOOR AREA RATIO: 0.20 107,702 / 525,804 11) THERE ARE NO 100' YEAR FLOODPLAINS LOCATED ON THIS BUILDING. 12) HEIGHT OF PROPOSED BUILDING = 15'±
TOTAL EXISTING LEASE AREA	104,454 s.f.
OFFICES	9,928 s.f.



VICINITY MAP
1"=100'

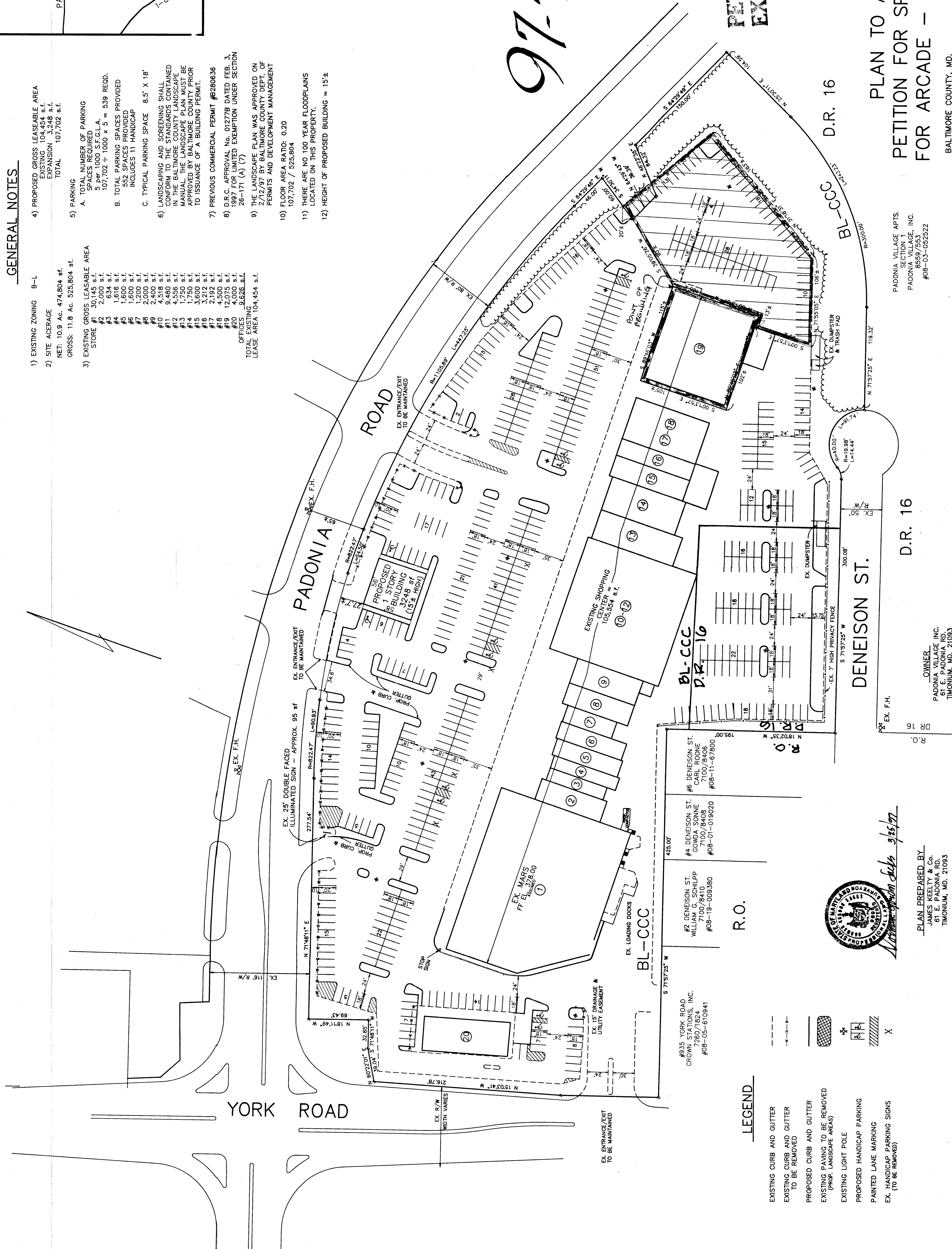
97422-X

**PETITIONERS
EXHIBIT /**

ITEM #422

PLAN TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION
FOR ARCADE – PADONIA STATION

BALTIMORE COUNTY, MD. ELECTION DISTRICT No. 8
SCALE 1"=50' COUNCILMANIC DISTRICT 4 MAR 25, 1997



D.R. 16

OWNER
PADONIA VILLAGE INC.
61 E. PADONIA RD.
TIMONIUM, MD. 21093

PLAN PREPARED BY
JAMES KEELY & Co.
61 E. PADONIA RD.
TIMONIUM, MD. 21093

OWNER
PADONIA VILLAGE INC.
61 E. PADONIA RD.
TIMONIUM, MD. 21093

8559/553
#08-03-052522

8559/553
#08-03-052522

8559/553
#08-03-052522